

RESOLUTION NO. 2009-269

Adopted by the Sacramento City Council

May 5, 2009

ADOPTING FINDINGS OF FACT AND APPROVING THE 65TH STREET HOUSING PROJECT.

(P08-087) (APN: 015-0091-020-0000, 015-0176-001-0000, 015-0176-002-0000)

BACKGROUND

- A. On December 11, 2008 the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the 65th Street Housing Project
- B. On May 5, 2009 the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section Sacramento City Code Section 17.200.010(C)(2)(a), (b), and (c) (publication, posting, and mail (500')), and received and considered evidence concerning the 65th Street Housing Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Based on the verbal and documentary evidence received at the hearing on the 65th Street Housing, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.
- Section 2. The City Council approves the Project entitlements based on the following findings of fact:
 - A. Tentative Map: The Tentative Map to subdivide approximately 2.19 acres into one common area lot, 34 lots for residential development, and one commercial lot is approved based on the following findings of fact:
 - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision as follows:
 - a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a specific plan of the City;
 - b. The site is physically suitable for the type of development proposed and suited for the proposed density;

- c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife their habitat;
 - d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
 - e. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use, of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, the South 65th Street Area Plan, and Title 16 Subdivisions of the City Code, which is a specific plan of the City (Gov. Code §66473.5).
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. code §66474.6).
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).
 5. The City Council has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).
- B. Special Permit: The Special Permit for alternative housing to construct 10 row houses and 24 single-family residences in the Multi-Family Residential (R-3) Zone is approved based on the following findings of fact:
1. The project is based on sound principles of land use in that the proposed project has been designed to develop an underutilized infill site and will provide alternative single-family ownership opportunities. The proposed project constitutes a sound land use in that the proposed single-family homes are consistent with the surrounding land uses which consist of single-family and multi-family residential units.
 2. The proposed project, as conditioned, would not result in the creation of a nuisance as the proposed single family homes are compatible with the surrounding land uses. The circulation and access pattern is appropriate for the subject site. Though the proposed lots are smaller than the typical single-family lot, staff has found that the lots provide adequate private yards and ample open space is provided with the common area lot.

3. Granting of the Special Permit would be consistent with the objectives of the General Plan and South 65th Street Area Plan in that it preserves neighborhood character by providing housing compatible with the surrounding uses. The proposed project also develops residential land uses in a manner that is efficient and makes use of existing infrastructure.

C. Special Permit: The Special Permit to construct two apartment units in the General Commercial (C-2) Zone is approved based on the following findings of fact:

1. The proposed project has been designed to develop an underutilized infill site and will provide alternative single-family ownership opportunities. The proposed project constitutes a sound land use in that the proposed apartment units are consistent with the surrounding land uses which consist of both commercial uses and single-family homes.
2. The proposed project, as conditioned, would not result in the creation of a nuisance as the proposed apartment units are compatible with the surrounding land uses. The circulation and access pattern is appropriate for the subject site. The commercial space proposed for development in conjunction with the apartments will provide neighborhood serving uses.
3. Granting of the Special Permit would be consistent with the objectives of the General Plan and South 65th Street Area Plan in that it preserves neighborhood character by providing a mixed-use building compatible with the surrounding uses. The proposed project also develops land uses in a manner that is efficient and makes use of existing infrastructure.

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

- B. Tentative Map: The Tentative Map to subdivide approximately 2.19 acres into one common area lot, 34 lots for residential development, and one commercial lot is approved subject to the following conditions of approval:

GENERAL: All Projects

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P08-087).

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Department of Transportation.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning

Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

SPECIAL DISTRICTS: Assessment Districts

- A1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.

DEPARTMENT OF TRANSPORTATION:

- A2. Pursuant to City Code Section 16.40.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Transportation after consultation with the U.S. Postal Service.
- A3. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress and maneuvering easement shall be conveyed to and reserved from the appropriate parcels at no cost, at the time of sale or other conveyance of either/any of the parcel(s).
- A4. Show all continuing and proposed/required easements on the Final Map.
- A5. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Transportation.
- A6. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Transportation. Improvements required shall be determined by the City. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Transportation.
- A7. The applicant shall terminate both Sher Court and Luscutoff Court in a bullet/rounded form to the satisfaction of the Department of Transportation. The existing sidewalk shall be extended to wrap around the rounded ends of the streets.

- A8. The applicant shall construct ADA compliant ramps at the northeast corner of the intersection of 65th Street and Manassero Way as well as at the northwest corner of Sher Court and Manassero Way adjacent to the subject property to the satisfaction of the Department of Transportation. Furthermore, the applicant may be required to construct off-site receiving ramps subject to a reimbursement from the City Ramp Replacement Program.
- A9. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Transportation. The center lines of such streets shall be aligned.
- A10. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, undulations, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Transportation.
- A11. The applicant shall make provisions for bus stops, shelters, transit centers, etc. (if necessary) to the satisfaction of Regional Transit.
- A12. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Department of Transportation.
- A13. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P08-087).

ABANDONMENTS:

- A14. The applicant is proposing to abandon a portion of the right-of-way along Sher Court. The applicant must apply for and obtain City Council approval of said abandonment.
- A15. The applicant shall satisfy the conditions of approval of the abandonment.
- A16. Final Map shall be recorded concurrently with the recordation of the abandonment.

MISCELLANEOUS:

- A17. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s). The Homeowner's Association shall maintain all private streets, lights, sewers, drains and water systems.

SMUD:

- A18. Dedicate a 12.5-ft PUE for overhead and underground facilities and appurtenances adjacent to all public street rights of ways.

DOU:

- A19. This project will require to extend the existing 6-in water mains in Sher Court and Luscutoff Court to provide water services to the propose lots. Thus, the applicant/owner will be responsible for the design and construction of these utility lines, and the dedication of a public utility easement required for this development. The design and construction shall be to the satisfaction of the Department of Utilities.
- A20. Prior to the submittal of improvement plans, a project specific water study shall be approved by the Department of Utilities. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be a least 30 pounds per square inch and (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. Contact the Department of Utilities for the pressure boundary conditions to be used in the water study.
- A21. This project will require to construct sewer lines along Sher Court and Luscutoff Court to provide sewer services to the propose lots. Thus, the applicant/owner will be responsible for the design and construction of these utility lines, and the dedication of a public utility easement required for this development. The design and construction shall be to the satisfaction of the Department of Utilities.
- A22. The applicant/owner shall dedicate to the City (Department of Utilities) an exclusive public utility easement, 25-feet in width for maintenance purposes of the proposed public utility lines (sewer, water, and/or drainage) to be located on Sher and Luscutoff Courts. No parallel dry utilities will be allowed within this easement.
- A23. Any existing water and/or sewer services that will not be utilized for this development shall be properly abandoned to the satisfaction of the Department of Utilities. The applicant/owner shall provide to the Department of Utilities a utility plan indicating all those existing services to be abandoned and/or utilized for this development. If any of the exiting structures are on septic tanks and/or water wells the applicant shall get all the proper abandonment permits from the County of Sacramento.
- A24. The proposed development will impact the drainage system. Thus, prior to submittal of improvement plans, a drainage study using the City of Sacramento's SWMM model shall be reviewed and approved by the Department of Utilities. The drainage study must identify: 1) pre and post development conditions, 2) off-site flows from downstream and upstream of the proposed development, 3) existing and proposed on-site run-off storage (detention). Based on the drainage study the applicant shall mitigate the impacts to the drainage system by maintaining and/or reducing the existing run-off flows that enter the drainage system (54-in drain line on 65th Street) at the intersection of 65th street and Manassero Way.
- A25. The applicant shall enter into and record an Agreement of Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that a private reciprocal drainage, sewer, and/or water easement shall be conveyed to and

reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Final Map: "THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORD AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK _____, PAGE _____)".

- A26. The development of this project must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the improvement plans. These plans shall also show methods to control urban runoff pollution from the project site during construction.
- A27. Since this project is going to disturb more than 1 acre, then the applicant is required to comply with the "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- A28. The applicant shall participate in the 65th Street finance plan and pay all necessary fees. If this development is exempt from the 65th street financing plan, the applicant/owner shall provide a confirmation letter from the city's assessment district coordinator.

FIRE:

- A29. All turning radii for fire access shall be designed as 35' inside and 55' outside.
- A30. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead).
- A31. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
- A32. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3
- A33. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.

PPDD: Parks

- A34. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note)
- A35. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact the Planning Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

Planning

- A36. The applicant shall revise the Tentative Map (Exhibit A) to amend the lot line between Lot 1 and Lots 2 through Lot 6 in order to accommodate a 5-foot wide landscaped planter on the east side of the parking lot proposed for Lot 1.

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A37. Many projects within the City of Sacramento require booster pumps for fire suppression and domestic water system. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression and domestic water systems.
- A38. Special consideration should be given during the design phase of a development project to address the benefits derived from the urban forest by installing, whenever possible, large shade trees and thereby increasing the shade canopy cover on residential lots and streets. Trees in the urban environment reduce air and noise pollution, furnish habitat for wildlife, provide energy saving shade and cooling, enhance aesthetics and property values, and contribute to community image and quality of life.
- A39. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- 1) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$69,911. This is based on 34 single family units and an average land value of \$115,000 per acre for the East Broadway Planning Area, plus an additional 20% for off-

site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

- 2) Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at 77,406. This is based on 2,900 sq. ft. of Retail Space at the Specified Infill rate (65th Street Transit Village) of \$.16 per sq. ft. for a sub-total of \$464, and 34 single family units at the Specified Infill rate (65th Street Transit Village) of \$2,263 per unit for a sub-total of \$76,942. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- 3) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

A40. The applicant shall participate in the 65th Street Station Area financing plan or whatever financing mechanism is in place at the time of issuance of building permit to fund, on a fair-share basis, the cost of the overall transportation improvements in the 65th Street Station Area Plan.

Note: *The City is currently studying a revised circulation and financing plan for the 65th Street Station Area, which is anticipated to be presented to the City Council by the Summer of 2009 for adoption.*

B. Special Permit: The Special Permit for alternative housing to construct 10 row houses and 24 single-family residences in the Multi-Family Residential (R-3) Zone is approved subject to the following conditions of approval:

Planning

- B1. The design and construction materials of the single family residences shall be consistent with the attached elevations. Modifications/Plan substitution will require additional planning review and may require the approval of additional entitlements prior to the issuance of building permits.
- B2. The applicant shall obtain all necessary building permits prior to construction.
- B3. Evergreen trees spaced at 30 feet on center shall be planted in the rear yards of all lots where the rear yard abuts existing commercial or residential uses. The final species selection and planting location shall be subject to review by the Development Services Planning Division.
- B4. Final landscaping plans shall be submitted to the Building Division – Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, landscape materials, and irrigation system. The irrigation system and landscaping shall be maintained in good condition during the life of the project.
- B5. The proposed residential units shall receive either basic LEED or Build It Green

certification for efficiency.

Department of Utilities

- B6. Existing and/or proposed domestic water, irrigation, and/or fire services will need to comply with the current cross connection control policy and/or metering criteria. Thus, any existing and/or proposed domestic and/or irrigation water service shall be metered and be upgraded to meet current cross connection control policy. Existing fire services that are not in compliance with the current cross connection control policy shall be upgraded to meet current standards.
- B7. The applicant/owner must submit a Waste Management Plan (WMP) for approval by the Department of Utilities Waste Management Division Manager for the demolition and disposal of the existing structures. Please contact Chris Thoma at (916) 808-4833 or e-mail cthoma@cityofsacramento.org for all the required information. This plan shall detail how the applicant/owner plans to divert from landfill or recycle 95 percent of its concrete and asphalt, and 50 percent of the mixed waste construction and demolition materials generated. The WMP shall also detail where the demolition materials shall be taken. The applicant/owner shall contact and provide an approval letter from superintendent Marty Strauss prior to the issuance of the building permit.
- B8. Each parcel shall have a separate, metered irrigation service; provided that an owner or entity possessing an easement or other property right authorizing a common irrigation service for multiple parcels may request a common irrigation service for such parcels, and the DOU may, in its sole discretion, approve a Utility Service Agreement to provide a common irrigation service, on such terms and conditions as may be determined by the DOU.
- B9. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks. Meter services shall have at a minimum a 3-foot clearance from each other, curb ramps, street lights, fire hydrants, etc.
- B10. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- B11. All onsite water and storm drain facilities shall be private facilities maintained by the property owners.
- B12. Properly abandon under permit, from the City and County Environmental Health Division, any water wells or septic systems located on the property.
- B13. Per City Code, the Subdivider may not develop the project in anyway that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easement. Sufficient off-site and on-site spot elevations shall be provided in the drainage study and or grading plans to determine the direction of storm drain runoff.

The drainage study shall include an overland flow release map for the proposed project.

- B14. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- B15. The development of this project must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- B16. Since this project will disturb more than 1 acre of land, the project is required to comply with the "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- B17. Show all existing and proposed easements on the improvement plans.

Development Engineering

- B29. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include **street lighting** and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- B30. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private drives (Lot A). The Homeowner's Association shall maintain all private drives, lights, common areas and common landscaping.
- B31. The design and placement of walls, fences, signs and landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters.

Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.

- B32. The site plan shall conform to A.D.A. requirements in all respects.
- B33. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- B34. The applicant shall participate in the 65th Street Station Area financing plan or whatever financing mechanism is in place at the time of issuance of building permit to fund, on a fair-share basis, the cost of the overall transportation improvements in the 65th Street Station Area Plan.

Note: *The City is currently studying a revised circulation and financing plan for the 65th Street Station Area, which is anticipated to be presented to the City Council by the Summer of 2009 for adoption.*

Advisory notes for the Special Permit:

- 1. Many projects within the City of Sacramento require booster pumps for fire suppression and domestic water system. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression and domestic water systems.
- 2. City Code 13.04.570 requires that no fire service shall be installed across any parcel other than the parcel to which the services is being furnished, provided that the fire chief may in his or her discretion, authorize a fire service line that serves more than one parcel, upon the recording of an agreement, in a form approved by the City, that fully provides for the operation, maintenance and repair of the line, and grants a permanent easement for these purposes, at no cost or liability to the City.
- C. Special Permit: The Special Permit to construct two apartment units in the General Commercial (C-2) Zone is approved subject to the following conditions.

Planning

- C1. The design and construction materials of the single family residences shall be consistent with the attached elevations. Modifications/Plan substitution will require additional planning review and may require the approval of additional entitlements prior to the issuance of building permits.
- C2. The applicant shall obtain all necessary building permits prior to construction.
- C3. Final landscaping plans shall be submitted to the Building Division – Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, parking lot tree shading, landscape materials, and irrigation system. The

irrigation system and landscaping shall be maintained in good condition during the life of the project.

- C4. All signs are subject to review by Development Services staff, and the applicant shall obtain all applicable sign permits.
- C5. The applicant shall label and mark 3 parking stalls exclusively for apartment unit residents.
- C6. The applicant shall provide a 5-foot wide planter on the east side of the parking lot, adjacent to the proposed residential lots.
- C7. The proposed mixed use building shall receive either basic LEED or Build It Green certification for efficiency.

Department of Utilities

- C8. Existing and/or proposed domestic water, irrigation, and/or fire services will need to comply with the current cross connection control policy and/or metering criteria. Thus, any existing and/or proposed domestic and/or irrigation water service shall be metered and be upgraded to meet current cross connection control policy. Existing fire services that are not in compliance with the current cross connection control policy shall be upgraded to meet current standards.
- C9. The applicant/owner must submit a Waste Management Plan (WMP) for approval by the Department of Utilities Waste Management Division Manager for the demolition and disposal of the existing structures. Please contact Chris Thoma at (916) 808-4833 or e-mail cthoma@cityofsacramento.org for all the required information. This plan shall detail how the applicant/owner plans to divert from landfill or recycle 95 percent of its concrete and asphalt, and 50 percent of the mixed waste construction and demolition materials generated. The WMP shall also detail where the demolition materials shall be taken. The applicant/owner shall contact and provide an approval letter from superintendent Marty Strauss prior to the issuance of the building permit.
- C10. Each parcel shall have a separate, metered irrigation service; provided that an owner or entity possessing an easement or other property right authorizing a common irrigation service for multiple parcels may request a common irrigation service for such parcels, and the DOU may, in its sole discretion, approve a Utility Service Agreement to provide a common irrigation service, on such terms and conditions as may be determined by the DOU.
- C11. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks. Meter services shall have at a minimum a 3-foot clearance from each other, curb ramps, street lights, fire hydrants, etc.
- C12. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

- C13. All onsite water and storm drain facilities shall be private facilities maintained by the property owners.
- C14. Properly abandon under permit, from the City and County Environmental Health Division, any water wells or septic systems located on the property.
- C15. Per City Code, the Subdivider may not develop the project in anyway that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easement. Sufficient off-site and on-site spot elevations shall be provided in the drainage study and or grading plans to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project.
- C16. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- C17. The development of this project must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- C18. Since this project will disturb more than 1 acre of land, the project is required to comply with the "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- C19. Show all existing and proposed easements on the improvement plans.

Development Engineering

- C20. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include **street lighting** and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.
- C21. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Development Engineering Division.
- C22. The site plan shall conform to A.D.A. requirements in all respects.
- C23. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- C24. The applicant shall participate in the 65th Street Station Area financing plan or whatever financing mechanism is in place at the time of issuance of building permit to fund, on a fair-share basis, the cost of the overall transportation improvements in the 65th Street Station Area Plan.

Note: *The City is currently studying a revised circulation and financing plan for the 65th Street Station Area, which is anticipated to be presented to the City Council by the Summer of 2009 for adoption.*

Advisory notes for the Special Permit:

1. Many projects within the City of Sacramento require booster pumps for fire suppression and domestic water system. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression and domestic water systems.
2. City Code 13.04.570 requires that no fire service shall be installed across any parcel other than the parcel to which the services is being furnished, provided that the fire chief may in his or her discretion, authorize a fire service line that serves more than one parcel, upon the recording of an agreement, in a form approved by the City, that fully provides for the operation, maintenance and repair of the line, and grants a permanent easement for these purposes, at no cost or liability to the City.

Table of Contents:

- Exhibit A – Tentative Map
- Exhibit B – Site Plan
- Exhibit C – Parkway Elevations
- Exhibit D – Mixed-Use Building Elevations
- Exhibit E – Residential Floorplans
- Exhibit F – Residential Elevations
- Exhibit G – 65th Street Streetscape
- Exhibit H – Materials

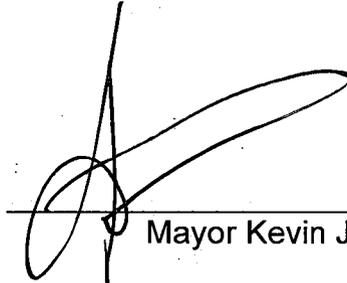
Adopted by the City of Sacramento City Council on May 5, 2009 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Johnson.

Noes: None.

Abstain: None.

Absent: None.



Mayor Kevin Johnson

Attest:



Shirley Concolino, City Clerk

Exhibit C – Parkway Elevations

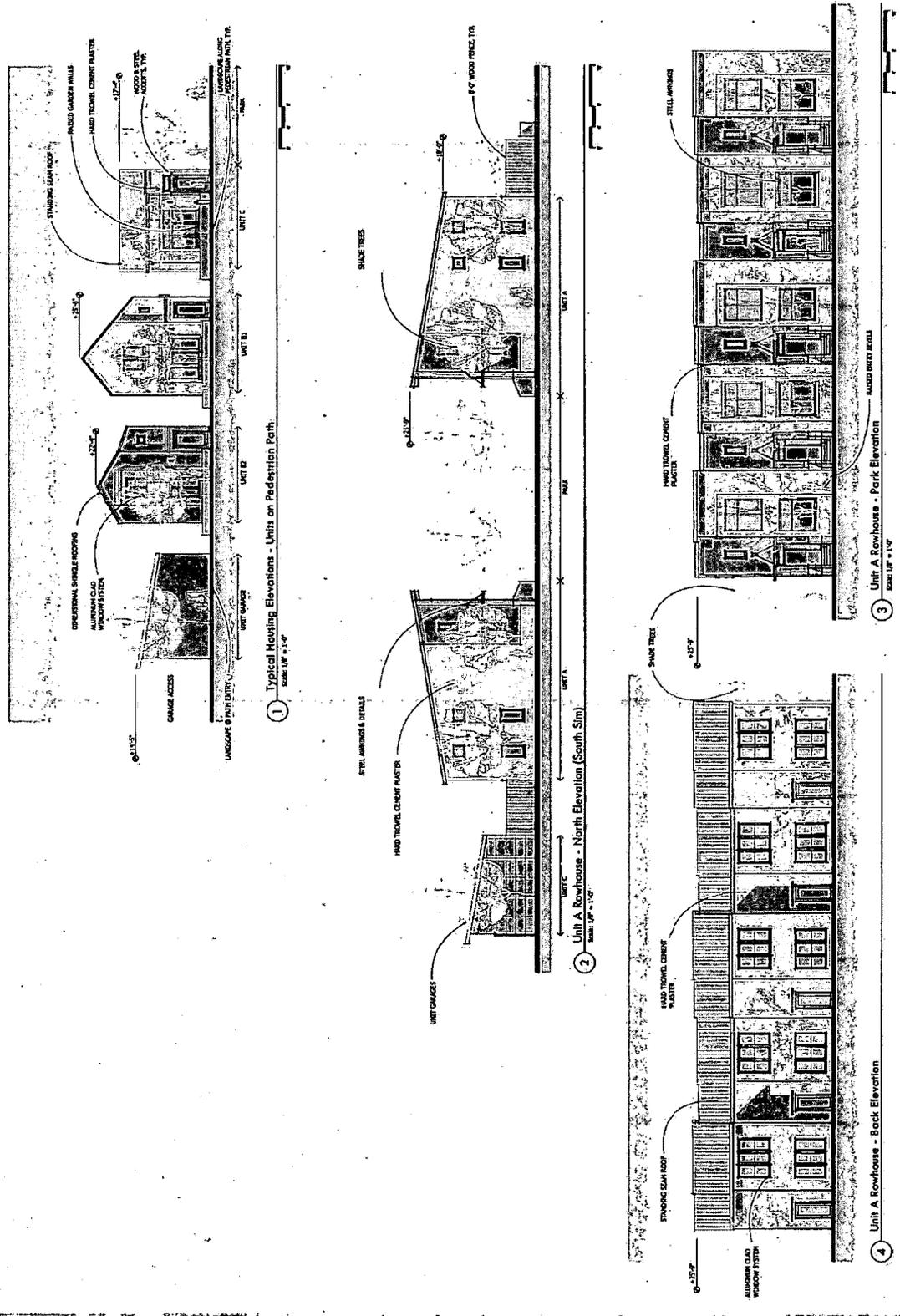
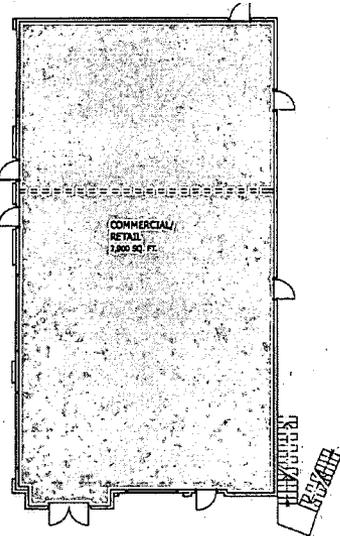
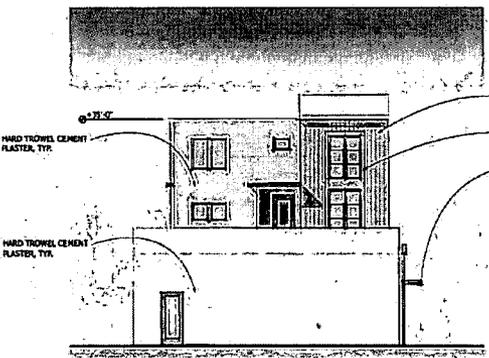


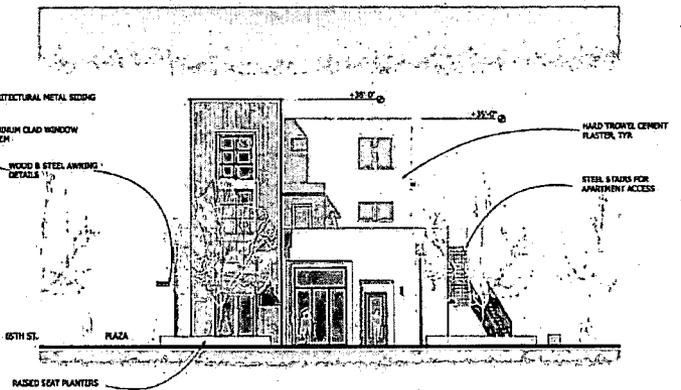
Exhibit D – Mixed-Use Building Elevations



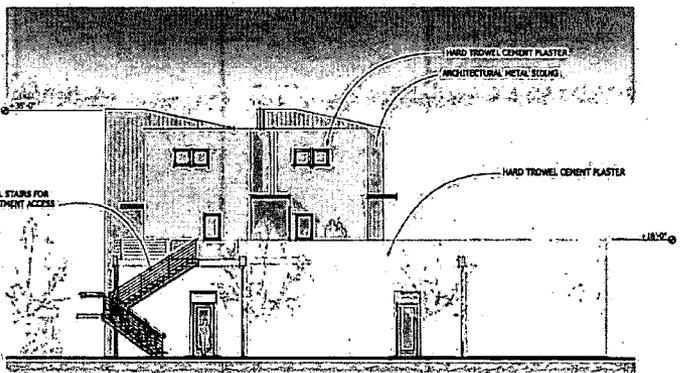
5) Ground Floor @ Retail
SCALE: 1/4" = 1'-0"



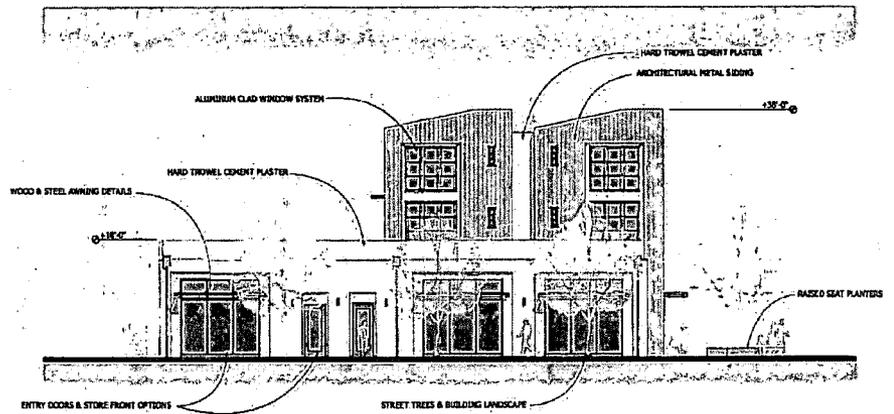
4) Retail & Apartments - North Elevation
SCALE: 1/8" = 1'-0"



1) Retail & Apartments - South Elevation @ Manassero Way
SCALE: 1/8" = 1'-0"



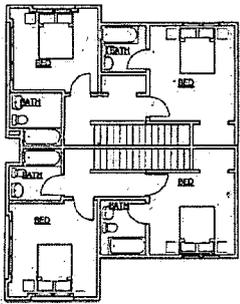
3) Retail & Apartments - East Elevation



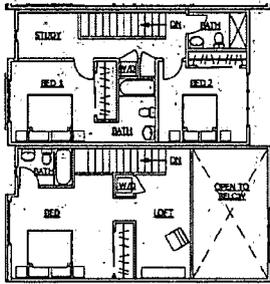
2) Retail & Apartments - West Elevation @ 65th Street
SCALE: 1/8" = 1'-0"

Exhibit E - Residential Floorplans

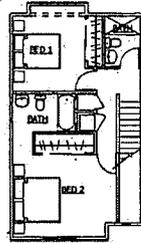
Exhibit F – Residential Elevations



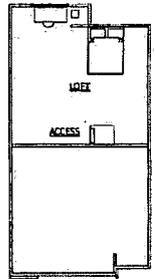
3RD FLOOR - 530 SF



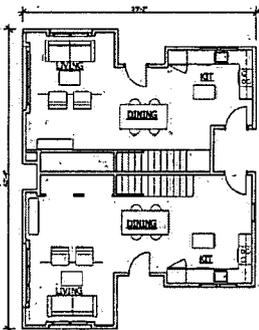
2ND FLOOR - 550 SF



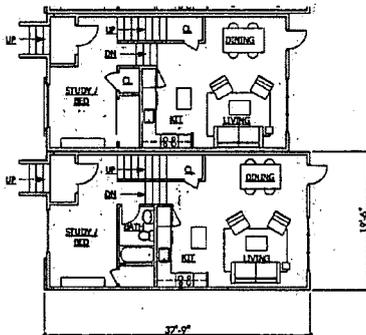
2ND FLOOR - 580 SF



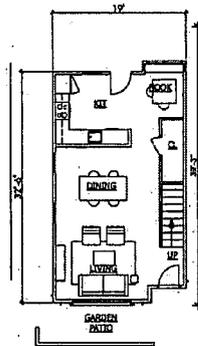
2ND FLOOR LOFT - 300 SF



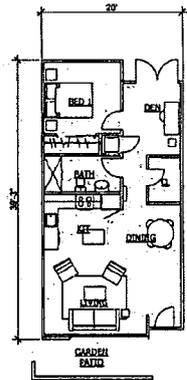
2ND FLOOR - 560 SF



GROUND FLOOR - 625 SF



GROUND FLOOR - 580 SF



GROUND FLOOR - 709 SF

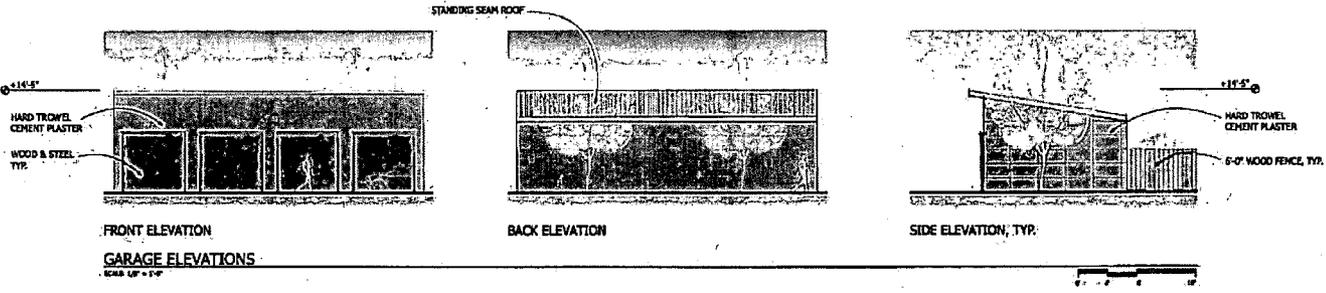
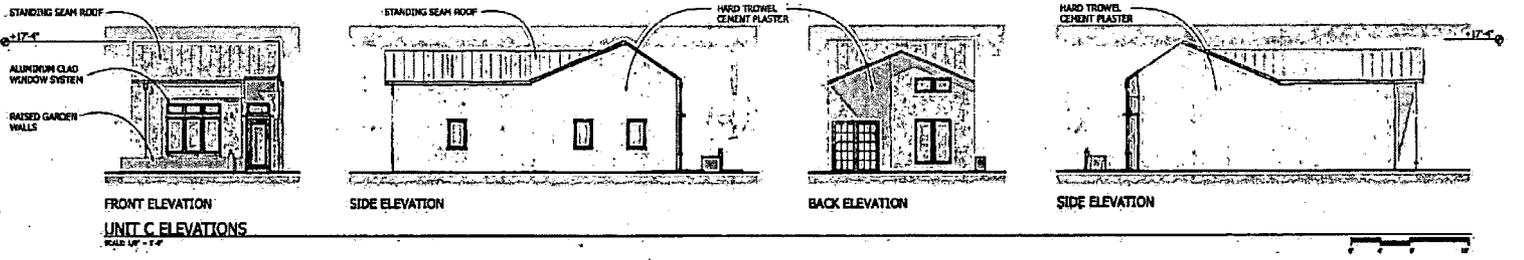
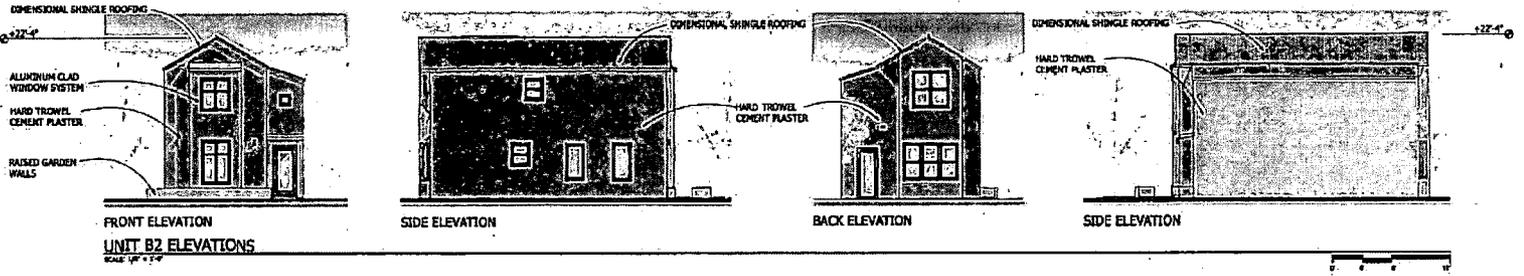
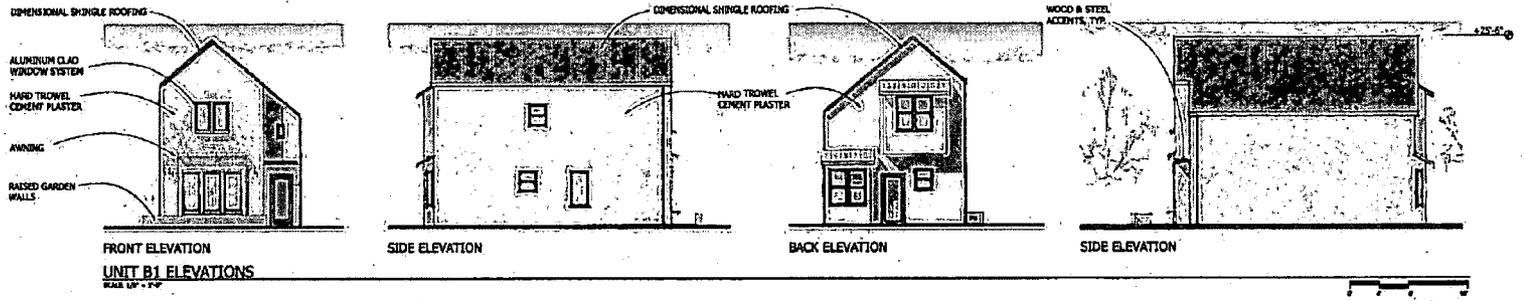
4 APARTMENTS OVER RETAIL
Scale: 1/8" = 1'-0"

3 UNIT A - ATTACHED ROWHOUSE UNITS
Scale: 1/8" = 1'-0"

2 UNITS B1 & B2
Scale: 1/8" = 1'-0"

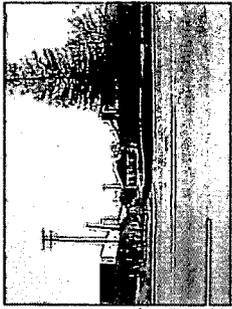
1 UNIT C
Scale: 1/8" = 1'-0"

Exhibit G – 65th Street Streetscape





COMMERCIAL BUILDING NORTH OF SITE



SITE FROM 65TH STREET



RESIDENTIAL HOUSING

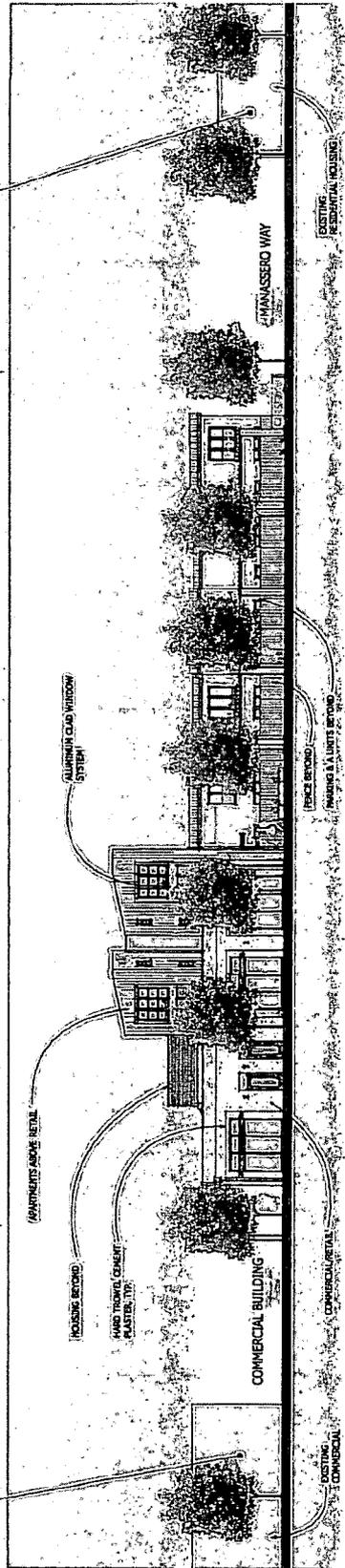
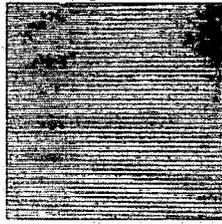


Exhibit H - Materials

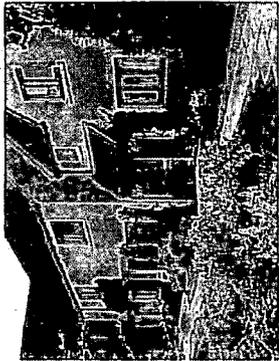


1111 1111 1111

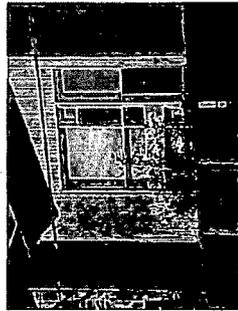
PAINT COLORS



STRIPS COLOR



ALUM. CLAD WINDOW SYSTEM



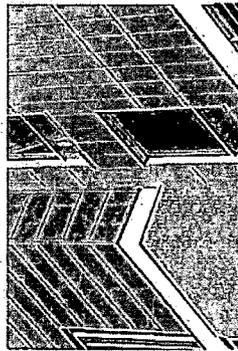
CORRUGATED METAL SIDING



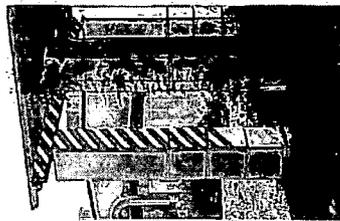
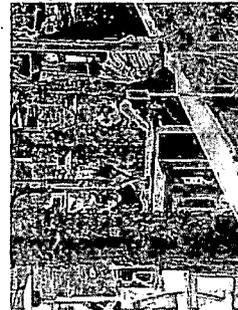
PATH PAVERS



SMOOTH CERAMIC BLASTER HARD TROWEL



ARCHITECTURAL METAL SIDING



WOOD-STEEL ACCENTS

MATERIALS PALETTE